

A New Icon for Manhattan

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New office tower will be the first of its kind on Park Avenue in more than five decades



L&L Holding Company, LLC

EXECUTIVE VICE PRESIDENT
William Potts

LOCATION
New York City, New York

A new skyscraper in New York City will mark the first full-block office development on Manhattan's Park Avenue in more than 50 years.

At the helm of the project is L&L Holding Company, a vertically integrated real estate firm that owns and manages more than 6 million square feet of Class A commercial office properties in the city.

The original building at the site was constructed before there were zoning laws in New York City. Therefore, if L&L demolished the building, it would not be able to build back to the previous height. However, city code allows structures to be rebuilt if 25 percent of the existing structure is retained, so L&L decided to demolish every other floor in the base, creating double-height base floors with a finished ceiling height of 14.5 feet.

"Office space like this doesn't exist anywhere else in New York City," say William Potts, Executive Vice President at L&L Holding Co. "We wanted to create something special, so on the floors that we retained, we took every other slab out. Now, in the lower floors, there's a slab height of 22 feet rather than 10 feet. Our tenants will have a finished ceiling height in their spaces on the lower floors up to 14½ feet."

Cerami

Victoria Cerami, CEO of Cerami & Associates said, "The project team for 425 Park is thinking beyond sustainability. Cerami is proud to be a part of this distinctive project and to be working with innovative groups like L&L Holding and Foster+Partners. Occupan wellness is more than just a trend; it's the most important aspect of the built space. As acoustics experts we contribute to healthy and productive workplaces by reducing unwanted noise from both inside and outside of the building."

Hillmann Consulting, LLC

Congratulations to L&L Holding Company on their continued success. Hillmann is honored to be recognized as one of L&L's core business partners. Our firm was originally established serving mainly commercial properties in NYC, which is one of the most complex, highly regulated, aggressive markets in the country. This early experience afforded us the unique opportunity to design innovative environmental protocols that would later become the foundation of which we built our nationwide recognition. At Hillmann, your property is our priority.

All the floors in the building feature floor-to-ceiling glass, flooding the offices with natural daylight.

"We took this old, 33-story building that was pretty dark with not a lot of glass, and we are creating a building that's all natural light and has an incredible amount of glass," Potts says.

An Impressive Layout

The first setback floor at 425 Park Avenue will be a special floor with a ceiling height of 38 feet, a mezzanine level and exterior terraces on the north and south sides.

"We call the midrise floors the Skyline floors. Given the low height of the neighboring buildings, the Skyline floors all have 360-degree views of the city -the slab height on these floors is 13 feet, 6 inches, and they will have a finished ceiling height of 9 feet, 6 inches," Potts says.

"There will be floor-to-ceiling glass on the curtain wall."

The second setback floor will be a special Club Floor, private to the tenants in the building and their guests, again with 39-foot ceilings. It will feature 19 foot-tall, diamond-shaped glass panels.

"On our amenity floor, we will have landscaping outside on the terraces, and inside, we'll have some gardens on the floor," Potts says. "We're not sure what it will be exactly - we're talking maybe two to three rock gardens."



Park Avenue - Front

In all, 425 Park Avenue will have 47 floors. "The ceiling heights in the building are so high that the 41st floor at 425 Park is the equivalent to the 47th floor in any other building," Potts says.

Taking the lead on the design of 425 Park Avenue is Lord Norman Foster, a world-renowned architect based in London.



Aecome Tishman

425 Park Avenue will be the first full-block commercial building constructed on Park Avenue in Manhattan in nearly 60 years. Designed by Lord Norman Foster, the newest landmark will be approximately 640,000 gross square feet and stand tall at 897 feet. The design includes partial demolition of the original building - built in 1957 - with the exception of the existing podium and foundation. New column footings and building core foundations are being constructed to support the new structure. The new building at 425 Park Avenue will feature two terrace amenity floors as well as a private garage with car lobby. It is also striving for WELL certification and LEED Gold certification through features such as an advanced air filtration process and a 25-percent reduction in connected energy load. When completed in early 2019, this building will have the tallest lobby in Midtown Manhattan at 45 feet high. Also featured will be a 45-foot-tall commercial floor, with partial glass roof, at the top of the building and three architectural "fins" sitting atop the building to bring it to its final height.

"We went through a design competition, and nine Pritzker Prize winning architects competed for the opportunity to design 425 Park," Potts says. "We thought Norman's vision for the property was the best. His ideas really stuck home for us. When he was a student at the Yale Architecture School, he studied Lever House and the Seagram's Building. Designing 425 Park was an opportunity to work on a site next to the luminaries he studied."

A Healthy Building

Potts says the building will be the first Wellness Certified office building in New York City, and will also be certified LEED Gold.

"425 Park was designed to have infrastructure and the amenities to support the way 21st century companies work today," he says. "Workplace design correlates directly to increased profit, an uptick in innovation, better employee engagement and the attraction and retention of better talent."



Another interesting feature of the building will be the dedicated space for the chauffers of the high-ranking executives who will work at 425 Park Avenue.

"A lot of our tenants will have drivers, so we wanted the car lobby entry experience to feel as luxurious as the pedestrian entry experience," Potts says. "Instead of taking up space in the floors, we've created a special drivers' lounge - a place for them to be while they are waiting for the call to get the car and go. We're also going to have electric car chargers in our garage."

At this time, L&L Holding Co. is on track to meet the expected completion date of 2019 for 425 Park Avenue.

"It's a very interesting project," Potts says. "It's a very challenging, difficult project, but the end result is going to be well worth it. It's going to be a great building, and people will be happy about it for a long time to come."